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NEW JERSEY

Residential Building Permits

1981 SUMMARY

State of New Jersey
Department of Labor
Division of Planning and Research
Office of Demographic and Economic Analysis
C N 388
Trenton, New Jersey 08625–0388

NEW JERSEY RESIDENTIAL BUILDING PERMITS
1981 SUMMARY

This report summarizes residential building permit statistics for New Jersey covering the full year 1981. These tabulations are more complete than the sums of the monthly data previously published and regularly included in New Jersey Economic Indicators since they include information obtained after follow-up contacts with municipalities that did not originally report on a monthly basis. Further information on building permit statistics can be obtained by contacting Rickey Sanchez, Division of Planning and Research, telephone 609/292-0076.

Slump in Homebuilding Continues Through 1981

The same conditions that depressed the homebuilding industry in 1980 -- high interest rates and a recessionary economy -- prevailed throughout 1981, and residential construction statistics proved to be almost a carbon copy of those for 1980. Dwelling units authorized by building permits in New Jersey numbered 21,300 in 1981, almost matching the 22,300 reported a year earlier; however, the slight over-the-year decline did produce a new low-water mark for homebuilding in the state. Fewer new dwellings were planned in 1981 than in any other year since complete recordkeeping began in 1960.

New Jersey's experience was shared in most other parts of the United States. United States Department of Commerce figures showed that dwellings authorized in the nation dropped to under one million units in 1981. This

See Technical Notes on Page 30

TABLE 1
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY
1960-1981

Year	RESIDENTIAL CONSTRUCTION COSTS (thousands)			DWELLING UNITS AUTHORIZED (number)					
	Total	New Buildings	Additions & Alterations	Total	Single Family	Two Family	3-or-4 Family	5-or-More Family	Public
1960	$ 558,591	$ 497,534	$ 61,057	41,166	30,690	2,570	599	6,244	1,063
1961	622,482	553,029	69,453	46,963	29,555	2,784	733	10,525	3,366
1962	618,663	549,825	68,838	46,655	29,025	2,638	790	13,708	494
1963	681,597	608,660	72,937	54,488	28,685	3,036	891	21,191	685
1964	778,540	704,809	73,731	68,078	27,673	2,889	1,014	35,284	1,218
1965	804,151	727,586	76,565	64,933	30,675	3,684	822	28,040	1,712
1966	665,653	588,874	76,779	50,163	23,868	2,830	1,883	19,258	2,324
1967	652,963	572,646	80,317	46,958	24,380	2,338	1,092	17,412	1,736
1968	680,816	597,980	82,836	43,661	23,781	2,586	705	14,040	2,549
1969	661,820	562,616	99,204	37,887	21,030	2,814	787	12,854	402
1970	702,116	599,034	103,082	39,897	19,571	2,102	713	16,789	722
1971	990,471	876,144	114,327	58,040	28,424	2,912	1,098	24,589	1,017
1972	1,200,400	1,062,430	137,970	65,539	29,602	3,648	1,383	30,309	597
1973	1,187,837	1,030,506	157,331	52,145	27,851	2,322	1,138	20,376	458
1974	764,704	588,291	176,413	25,878	14,994	1,344	336	8,695	509
1975	751,581	574,101	177,480	23,215	15,720	1,220	502	5,523	250
1976	1,033,733	832,433	201,300	32,528	20,551	1,974	521	8,644	838
1977	1,206,053	998,931	207,122	34,887	23,689	1,808	459	8,220	711
1978	1,503,974	1,262,831	241,143	39,058	27,672	2,142	617	7,583	1,044
1979	1,575,051	1,274,353	300,698	34,908	22,759	1,906	618	8,845	780
1980	1,354,770	1,010,084	344,686	22,257	14,663	1,594	316	5,137	547
1981	1,367,786	1,022,130	345,656	21,293	12,479	1,380	383	6,528	523

	New Jersey		Unites States	
	Units Authorized	% Change From Previous Year	Units 1/ Authorized (000)	% Change From Previous Year
1978	39,058	+ 12.0	1,813.3	- 0.4 2/
1979	34,908	- 10.6	1,562.0	- 13.9
1980	22,257	- 36.2	1,207.2	- 23.7
1981	21,293	- 4.3	997.7	- 17.3

1/ U. S. Bureau of the Census 16,000 Place Series for privately owned residential construction and public housing.

2/ As measured by 14,000 Place Series for U. S., now discontinued.

represented a decrease of 17.3% from 1980, much sharper than the 4.3% decline experienced in New Jersey.

Single Family Construction Declines in 1981

The number of one-family dwelling units authorized by building permit declined to 12,500 units in 1981, marking the third straight year in which this major component of homebuilding has shown a lower level of activity. As with total residential construction, the 1981 figure for single family construction represented a historic low. Typically, the number of single family units approved in New Jersey has been in the range of 20,000 to 30,000 per year over the past two decades.

The other primary sector of new homebuilding, apartment construction, enjoyed a mild upturn in 1981. Units authorized in 5-or more family structures numbered 6,500 in 1981, up by 1,400 from the previous year. Apartment construction in New Jersey has never fully rebounded from the 1974-1975 recession, with annual totals since that time ranging from

Table II
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES
ANNUAL SUMMARY 1981

County	Cost of Residential Construction			Dwelling Units Authorized					
	Total (000's)	New Buildings (000's)	Additions & Alterations (000's)	Total	Private				Public
					Single Family	Two Family	3-4 Family	5 or More	
ALL COUNTIES	$1,367,786.1	$1,022,130.5	$345,655.6	21,293	12,479	1,380	383	6,528	523
Atlantic	91,543.2	79,376.4	12,166.8	2,071	791	66	44	1,170	
Bergen	218,682.3	164,536.5	54,145.8	1,821	777	164	4	580	296
Burlington	44,804.0	33,119.8	11,684.2	775	597	2		176	
Camden	52,171.1	32,593.3	19,577.8	920	728	140	3	49	
Cape May	95,975.2	80,008.0	15,967.2	1,651	443	484	99	625	
Cumberland	15,999.6	10,994.1	5,005.5	270	244	2			24
Essex	87,609.6	45,462.9	42,146.7	931	219	24	16	672	
Gloucester	31,554.9	20,635.4	10,919.5	492	476	16			
Hudson	29,084.5	12,674.1	16,410.4	522	31	160	14	317	
Hunterdon	29,506.6	23,690.0	5,816.6	437	289			148	
Mercer	43,563.0	27,717.9	15,845.1	428	403			25	
Middlesex	113,299.4	93,849.1	19,450.3	2,830	1,375	74	4	1,377	
Monmouth	127,121.0	105,066.0	22,055.0	2,152	1,539	20	4	589	
Morris	87,219.5	65,846.3	21,373.2	1,026	972	4	6	44	
Ocean	125,067.2	103,053.8	22,013.4	2,589	2,077	156	150	206	
Passaic	38,473.9	23,055.6	15,418.3	459	182	18		56	203
Salem	6,900.4	3,538.0	3,362.4	88	66	2	8	12	
Somerset	49,843.0	43,330.9	6,512.1	797	657	10	4	126	
Sussex	24,342.8	17,000.2	7,342.6	269	269				
Union	39,053.7	25,023.7	14,030.0	510	197	34	27	252	
Warren	15,971.2	11,558.5	4,412.7	255	147	4		104	

5,000 to 9,000 units. By contrast, over 20,000 apartments per year were added to the state's housing stock in the early 1970s, and in 1964, a record 35,300 units were erected.

Middlesex County 1981 Leader in Homebuilding

With 2,830 units authorized during the year, Middlesex County led all other areas of New Jersey in the amount of new residential construction. The emergence of Middlesex as the 1981 leader broke a remarkable string of 13 consecutive years in which Ocean County had topped all other areas of New Jersey in the volume of new housing. The last year prior to 1981 in which a county other than Ocean had headed the list was 1967, when Middlesex County was the top choice of New Jersey homebuilders.

Second in the 1981 statistics was Ocean County, with 2,589 units authorized, followed by Monmouth County, with 2,152, and Atlantic County, with 2,071. Other areas with over 1,000 new dwellings approved included Bergen, Cape May and Morris Counties.

The pace of new homebuilding in Atlantic and Cape May Counties was one of the few bright spots in the 1981 statistics. Since the advent of casino gambling, the area around Atlantic City has become one of the growth centers for homebuilding in the state. Atlantic and Cape May Counties claimed the fourth and sixth highest totals for new dwellings in 1981, a sharp contrast to the period before 1978 when these counties were usually well down the list of leading areas for new construction.

The overall total for top-ranked Middlesex County was bolstered by heavy activity in fast-growing Plainsboro Township. A total of 772 new housing units was approved for Plainsboro in 1981, mostly in apartments.

Table III
NEW JERSEY COUNTIES RANKED BY NUMBER
OF DWELLING UNITS AUTHORIZED

1981			1980		
	County	# of Units Authorized		County	# of Units Authorized
1.	Middlesex	2,830	1.	Ocean	2,950
2.	Ocean	2,589	2.	Monmouth	2,358
3.	Monmouth	2,152	3.	Middlesex	1,918
4.	Atlantic	2,071	4.	Morris	1,773
5.	Bergen	1,821	5.	Cape May	1,564
6.	Cape May	1,651	6.	Camden	1,460
7.	Morris	1,026	7.	Bergen	1,310
8.	Essex	931	8.	Atlantic	1,290
9.	Camden	920	9.	Essex	1,225
10.	Somerset	797	10.	Hudson	1,188
11.	Burlington	775	11.	Gloucester	993
12.	Hudson	522	12.	Burlington	924
13.	Union	510	13.	Passaic	661
14.	Gloucester	492	14.	Mercer	512
15.	Passaic	459	15.	Hunterdon	472
16.	Hunterdon	437	16.	Somerset	453
17.	Mercer	428	17.	Sussex	370
18.	Cumberland	270	18.	Union	319
19.	Sussex	269	19.	Cumberland	223
20.	Warren	255	20.	Salem	170
21.	Salem	88	21.	Warren	124

In the county's most populous community, Woodbridge Township, 535 new dwelling units were authorized in 1981, while Old Bridge Township added another 444.

Planned residential construction in Atlantic County centered in Galloway Township, where 621 units were approved, and in Atlantic City which reported 472 new units in 1981. Cape May County's total included 515 dwelling units authorized in Ocean City. Other communities throughout the state showing more than 400 new housing units planned included Berkeley and Brick Townships in Ocean County and Middletown Township in Monmouth County.

Residential Construction Spending Stable in 1981

Spending on new housing and additions to existing dwellings showed almost no change from the 1980 level. Planned expenditures, as reported to local officials on building permit applications during 1981, totaled $1.37 billion, compared with $1.35 billion a year earlier.

Spending on new structures increased slightly from $1.01 billion in 1980 to $1.02 billion in 1981. Higher costs per unit offset the small 1980-1981 decline in the number of dwellings authorized.

Work on additions and alterations to existing homes was valued at $246 million in 1981, showing little change from $245 million in 1980. This represented the smallest annual increase in home improvement expenditures since the 1974-1975 recession.

Change in Housing Stock

The number of housing units authorized for demolition in New Jersey totaled 4,919 in 1981, a moderate decrease from the 5,684 reported in

TABLE IV
AVERAGE CONSTRUCTION COSTS OF DWELLING UNITS
AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY
1971-1981

Year	Single Family		5-or-More Family	
	Cost Per Unit	Annual Change	Cost Per Unit	Annual Change
1971	$20,550	---	$ 9,500	---
1972	22,000	+ 7.1%	11,150	+ 17.4%
1973	24,250	+ 10.2%	14,750	+ 32.3%
1974	27,450	+ 13.2%	16,250	+ 10.2%
1975	29,000	+ 5.6%	14,700	- 9.5%
1976	30,800	+ 6.2%	16,050	+ 9.2%
1977	32,850	+ 6.7%	19,600	+ 22.1%
1978	36,300	+ 10.5%	23,450	+ 19.6%
1979	42,350	+ 16.7%	25,700	+ 9.6%
1980	51,600	+ 21.8%	34,600	+ 34.6%
1981	54,900	+ 6.4%	39,100	+ 13.0%
10-Year Average		+ 10.4%		+ 15.9%

NOTE: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of inflation on building costs.

TABLE V
HOUSING UNITS AUTHORIZED FOR DEMOLITION
IN NEW JERSEY
1980-1981

Type of Building	Number of Units		Percent Change
	1981	1980	
Single-Family	1,673	1,611	+ 3.8
2-Family	772	602	+ 28.2
3-4 Family	1,048	1,721	- 39.1
5-or-More Family	1,426	1,750	- 18.5
Total	4,919	5,684	- 13.5

1980. About half of all statewide demolition activity came from three cities. Newark reported slightly over 1,000 units scheduled for razing while Jersey City and Atlantic City each had over 700.

New Jersey's stock of housing units showed an implied 1/ net gain of 16,374 in 1981, assuming that all projects authorized by construction and demolition permits will be carried out.

1/ The building permit series represents the major portion of housing stock changes to the degree information is completely and accurately reported by local officials. Some components of housing stock change, such as mobile home placements and conversions of seasonal housing units to year-round use, are not normally identified in the regular reporting system. These changes are not incorporated in the calculation of implied housing increases, nor are the nonresidential conversions shown on page 11.

TABLE VI
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
BY MONTH, THE STATE OF NEW JERSEY, 1981

	Cost of Residential Construction			Dwelling Units Authorized					
	Total (000's)	New Buildings (000's)	Additions & Alterations (000's)	Total	Private				Public
					Single Family	Two Family	3-4 Family	5 or More	
January	$ 47,626	$ 36,244	$ 11,382	676	467	58	32	119	0
February	62,895	49,448	13,447	1,292	574	58	16	644	0
March	95,478	67,879	27,599	1,454	940	90	8	416	0
April	110,464	81,644	28,820	1,668	1,281	166	37	160	24
May	114,056	81,280	32,776	1,585	1,029	188	44	324	0
June	106,222	72,985	33,237	1,967	1,018	82	24	843	0
July	176,805	147,171	29,634	2,474	1,150	80	8	898	338
August	94,589	71,355	23,234	1,645	1,071	154	83	337	0
September	103,040	73,307	29,733	1,562	1,018	112	35	336	61
October	111,862	82,642	29,220	1,891	1,161	110	14	507	99
November	76,275	54,256	22,019	1,066	690	106	22	248	0
December	104,557	85,444	19,113	1,551	638	104	17	792	0
Sub-total	$1,203,869	$ 903,655	$300,214	18,831	11,037	1,308	340	5,624	522
*Undistributed	$ 163,917	$ 118,475	$ 45,442	2,462	1,442	72	43	904	1
Total	$1,367,786	$1,022,130	$345,656	21,293	12,479	1,380	383	6,528	523

* Information received too late for tabulation on a monthly basis.

MUNICIPALITIES WITH NONRESIDENTIAL BUILDINGS CONVERTED TO DWELLING UNITS

1981 survey forms used to collect building permits information contained a question on housing units created through conversions. The question was limited to those units created by converting a nonresidential structure to residential use, e.g., an abandoned factory into apartments or a store into housing units.

Data for additional units created in residential structures, such as changing a one family home to a two-family or a seasonal house to year-round use, are shown only in terms of construction cost figures for "Additions and Alterations". No separate housing unit counts are tabulated.

Communities reporting new housing authorizations for 1981 based on conversion of nonresidential properties are shown below.

County	Municipality	Dwelling Units
Bergen	Lodi	2
Burlington	Lumberton Twp.	1
	Wrightstown	2
Camden	Waterford Twp.	4
Cumberland	Vineland	12
Essex	East Orange	2
Gloucester	Clayton	1
Hudson	Bayonne	2
	Hoboken	28
	Jersey City	79
Hunterdon	East Amwell Twp.	1
	Holland Twp.	1
	Milford	1
Mercer	Hamilton Twp.	2
	Trenton	2
Middlesex	South River	1
Morris	East Hanover Twp.	2
	Mendham	1
Ocean	Long Beach Twp.	9
	Seaside Park	2
Passaic	Ringwood	1
Somerset	Peapack-Gladstone	1
	Total	157

Notes on Table VII
Annual Data For Municipalities

Because of increased demand for demolitions information, 1980 and 1981 data at the municipal level are included in this report.

In order to conserve space, municipal statistics for authorizations of 2-family and 3-to-4 family homes have been consolidated. Also, public housing does not appear as a separate column but is included in the data by type of structure. Shown below are communities reporting public housing activity in 1981 and the number of public housing units included in their "5-or-more family" category totals. In addition, Oakland in Bergen County had one public housing unit which is included in their "Single Family" total.

Municipalities with Public Housing

These figures are included in the 5-or-more Family category on the municipal pages.

Bergen County	- Garfield	-	135 Units
	Hackensack	-	61 Units
	Lyndhurst Twp.	-	99 Units
Cumberland County	- Commercial Twp.	-	24 Units
Passaic County	- Clifton	-	203 Units

Incomplete Data

The following 6 municipalities for some reason did not submit permit schedules for the months listed in 1981. Therefore, their municipality totals as well as their respective county figures do not represent all construction authorized by building permits.

County	Municipality	Months Missing
Camden	Magnolia	March through December
	Runnemede	February and April Through December
	Somerdale	February
Gloucester	Mantua Twp	March through December
Morris	Mine Hill Twp.	All except February
Ocean	South Toms River	All 12 months

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1981

	Dwelling Units Authorized				Residential Demolitions	
ATLANTIC COUNTY	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Absecon City	38	38			1	1
Atlantic City	472	4		468	836	749
Brigantine City	177	100	77		7	14
Buena Boro	0				0	0
Buena Vista Twp.	12	12			0	0
Corbin City	3	3			0	0
Egg Harbor Twp.	261	61		200	27	8
Egg Harbor City	5	5			0	5
Estell Manor City	11	11			0	0
Folsom Boro	6	6			0	0
Galloway Twp.	621	256	21	344	5	9
Hamilton Twp.	151	151			6	0
Hammonton Town	18	18			1	2
Linwood City	27	15	12		2	0
Longport Boro	9	9			0	1
Margate City	45	39		6	15	10
Mullica Twp.	13	13			0	0
Northfield City	10	10			3	0
Pleasantville City	15	15			9	23
Port Republic City	2	2			0	0
Somers Point City	7	7			0	0
Ventnor City	166	14		152	6	1
Weymouth Twp.	2	2			0	0
Total	2,071	791	110	1,170	918	823
BERGEN COUNTY						
Allendale Boro	26	26			0	0
Alpine Boro	13	13			0	5
Bergenfield Boro	5	5			0	0
Bogota Boro	2		2		0	0
Carlstadt Boro	6	2	4		0	2
Cliffside Park Boro	11	3	8		4	2
Closter Boro	1	1			0	0
Cresskill Boro	28	28			0	3
Demarest Boro	8	8			1	0
Dumont Boro	4	4			0	0

NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1981

BERGEN COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
East Rutherford Boro	7	2		5	5	4
Edgewater Boro	7	7			12	8
*Elmwood Park Boro	39	17	22		7	2
Emerson Boro	2	2			0	1
Englewood City	26	26			6	3
Englewood Cliffs Boro	15	15			0	2
Fair Lawn Boro	4	4			1	2
Fairview Boro	22		4	18	2	5
Fort Lee Boro	247	7	44	196	13	44
Franklin Lakes Boro	73	73			0	0
Garfield City	146	1	10	135	14	7
Glen Rock Boro	1	1			0	0
Hackensack City	151	1	8	142	94	47
Harrington Park Boro	16	16			0	0
Hasbrouck Heights Boro	2	2			0	1
Haworth Boro	3	3			0	0
Hillsdale Boro	7	7			0	0
Hohokus Boro	3	1	2		0	0
Leonia Boro	1	1			0	0
Little Ferry Boro	6		6		1	0
Lodi Boro	13	1	12		6	2
Lyndhurst Twp.	112	1	12	99	1	13
Mahwah Twp.	148	148			0	1
Maywood Boro	0				0	0
Midland Park Boro	1	1			4	0
Montvale Boro	30	30			4	2
Moonachie Boro	2	2			1	2
New Milford Boro	1	1			1	0
North Arlington Boro	4	4			0	0
Northvale Boro	5	5			1	0
Norwood Boro	19	19			0	0
Oakland Boro	18	18			4	0
Old Tappan Boro	10	10			0	0
Oradell Boro	6	6			1	0
Palisades Park Boro	16	2	14		17	7

*East Paterson Boro name changed to Elmwood Park Boro, January 1, 1973.

NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1981

	Dwelling Units Authorized				Residential Demolitions	
BERGEN COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Paramus Boro	33	31	2		4	3
Park Ridge Boro	3	3			0	0
Ramsey Boro	31	29	2		7	0
Ridgefield Boro	7	1	6		1	0
Ridgefield Park Vil.	0				0	1
Ridgewood Vil.	8	8			2	3
River Edge Boro	7	7			0	8
River Vale Twp.	19	19			1	0
Rochelle Park Twp.	1	1			2	1
Rockleigh Boro	0				0	0
Rutherford Boro	1	1			4	2
Saddle Brook Twp.	7	5	2		5	3
Saddle River Boro	19	19			0	0
South Hackensack Twp.	0				0	0
Teaneck Twp.	165			165	0	2
Tenafly Boro	72	10	2	60	7	3
Teterboro Boro	0				0	0
Upper Saddle River Boro	24	24			0	10
Waldwick Boro	4	4			3	0
Wallington Boro	6		6		4	4
Washington Twp.	39	39			0	0
Westwood Boro	59	4		55	1	1
Woodcliff Lake Boro	5	5			0	0
Wood-Ridge Boro	2	2			0	1
Wyckoff Twp.	42	42			5	1
Total	1,821	778	168	875	246	208
BURLINGTON COUNTY						
Bass River Twp.	2	2			0	3
Beverly City	0				2	2
Bordentown City	0				1	3
Bordentown Twp.	0				0	0
Burlington City	0				3	1
Burlington Twp.	5	5			2	0
Chesterfield Twp.	1	1			0	0
Cinnaminson Twp.	7	7			0	0
Delanco Twp.	0				0	0
Delran Twp.	2	2			2	0

NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1981

BURLINGTON COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Eastampton Twp.	2	2			1	1
Edgewater Park Twp.	1	1			0	0
Evesham Twp.	175	175			0	2
Fieldsboro Boro	0				0	0
Florence Twp.	4	4			0	3
Hainesport Twp.	13	13			0	1
Lumberton Twp.	4	4			1	3
Mansfield Twp	1	1			0	0
Maple Shade Twp.	1	1			3	5
Medford Twp.	106	106			4	3
Medford Lakes Boro	1	1			0	0
Moorestown Twp.	28	28			1	0
Mt. Holly Twp.	1	1			6	4
Mt. Laurel Twp.	249	113		136	0	2
New Hanover Twp.	2	2			1	2
North Hanover Twp.	44	4		40	0	0
Palmyra Boro	0				1	1
Pemberton Boro	0				0	3
Pemberton Twp.	28	28			0	0
Riverside Twp.	3	1	2		4	0
Riverton Boro	0				0	0
Shamong Twp.	5	5			0	0
Southampton Twp.	23	23			0	0
Springfield Twp.	7	7			0	2
Tabernacle Twp.	31	31			0	0
Washington Twp.	3	3			0	0
Westampton Twp.	23	23			0	9
Willingboro Twp.	2	2			0	0
Woodland Twp.	0				0	0
Wrightstown Boro	1	1			0	1
Total	775	597	2	176	32	51
CAMDEN COUNTY						
Audubon Boro	2	2			0	0
Audubon Park Boro	0				0	0
Barrington Boro	0				0	0
Bellmawr Boro	4	4			1	0
Berlin Boro	3	3			3	0

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CAMDEN COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Berlin Twp.	9	9			1	3
Brooklawn Boro	0				0	0
Camden City	0				256	239
Cherry Hill Twp.	118	109		9	18	26
Chesilhurst Boro	0				0	0
Clementon Boro	5	5			3	8
Collingswood Boro	1	1			2	2
Gibbsboro Boro	3	3			0	2
Gloucester City	1	1			4	9
Gloucester Twp.	216	206	10		18	11
Haddon Twp.	4	4			0	2
Haddonfield Boro	2	2			2	0
Haddon Heights Boro	3	3			0	0
Hi-Nella Boro	0				0	0
Laurel Springs Boro	0				0	0
Lawnside Boro	1	1			1	0
Lindenwold Boro	20	8	12		1	1
Magnolia Boro	1	1			2	0
Merchantville Boro	0				1	0
Mt. Ephraim Boro	1	1			0	0
Oaklyn Boro	2		2		0	0
Pennsauken Twp.	32	32			8	6
Pine Hill Boro	60	60			0	1
Pine Valley Boro	0				0	0
Runnemede Boro	0				0	0
Somerdale Boro	3	3			0	0
Stratford Boro	0				1	0
Tavistock Boro	0				0	0
Voorhees Twp.	224	116	108		0	8
Waterford Twp.	48	37	11		3	3
Winslow Twp.	157	117		40	1	4
Wood-Lynne Boro	0				0	1
Total	920	728	143	49	326	326
CAPE MAY COUNTY						
Avalon Boro	83	40	34	9	18	12
Cape May City	110	16	10	84	2	2
Cape May Point Boro	13	13			0	0
Dennis Twp.	40	40			0	1
Lower Twp.	109	109			3	2

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	Dwelling Units Authorized				Residential Demolitions	
CAPE MAY COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Middle Twp.	66	64	2		4	3
North Wildwood City	85	10	37	38	19	5
Ocean City	515	36	290	189	71	121
Sea Isle City	342	5	106	231	18	12
Stone Harbor Boro	124	12	60	52	4	11
Upper Twp.	65	63	2		0	0
West Cape May Boro	17	17			1	1
West Wildwood Boro	4	4			1	4
Wildwood City	15	3	12		30	11
Wildwood Crest Boro	61	9	30	22	0	6
Woodbine Boro	2	2			0	0
Total	1,651	443	583	625	171	191
CUMBERLAND COUNTY						
Bridgeton City	3	3			27	40
Commercial Twp.	29	5		24	12	13
Deerfield Twp.	7	7			0	2
Downe Twp.	44	44			0	0
Fairfield Twp.	2	2			15	2
Greenwich Twp.	1	1			0	5
Hopewell Twp.	9	9			0	0
Lawrence Twp.	76	76			0	0
Maurice River Twp.	5	5			2	6
Millville City	19	19			9	4
Shiloh Boro	0				0	0
Stow Creek Twp.	5	5			0	0
Upper Deerfield Twp.	20	20			2	0
Vineland City	50	48	2		35	51
Total	270	244	2	24	102	123
ESSEX COUNTY						
Belleville Town	81	2	4	75	4	20
Bloomfield Town	13	3	10		1	0
Caldwell Boro	2	2			0	0
Cedar Grove Twp.	62	62			1	0
East Orange City	0				150	113

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ESSEX COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Essex Fells Boro	1	1			0	1
Fairfield Boro	29	29			7	7
Glen Ridge Boro	0				0	0
Irvington Town	0				83	5
Livingston Twp.	51	51			6	14
Maplewood Twp.	13	13			3	2
Millburn Twp.	9	9			0	0
Montclair Town	0				0	0
Newark City	384		24	360	1,421	1,005
North Caldwell Boro	15	15			0	0
Nutley Town	3	3			4	4
Orange City	237			237	20	16
Roseland Boro	2	2			0	0
South Orange Village Twp.	5	3	2		4	2
Verona Boro	6	6			0	0
West Caldwell Boro	3	3			1	2
West Orange Town	15	15			8	9
Total	931	219	40	672	1,713	1,200
GLOUCESTER COUNTY						
Clayton Boro	6	6			3	1
Deptford Twp.	60	60			9	8
East Greenwich Twp.	9	9			0	0
Elk Twp.	15	15			0	0
Franklin Twp.	85	81	4		8	5
Glassboro Boro	5	3	2		7	4
Greenwich Twp.	4	4			0	0
Harrison Twp.	12	12			1	1
Logan Twp.	50	50			3	7
Mantua Twp.	1	1			1	0
Monroe Twp.	32	32			5	5
National Park Boro	3	3			0	0
Newfield Boro	1	1			1	3
Paulsboro Boro	5	5			6	15
Pitman Boro	3	3			1	2

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GLOUCESTER COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
South Harrison Twp.	15	15			0	1
Swedesboro Boro	4	4			0	0
Washington Twp.	128	120	8		5	1
Wenonah Boro	2	2			0	2
West Deptford Twp.	39	39			5	5
Westville Boro	2		2		0	0
Woodbury City	4	4			6	5
Woodbury Heights Boro	5	5			1	0
Woolwich Twp.	2	2			2	0
Total	492	476	16		64	65
HUDSON COUNTY						
Bayonne City	11		6	5	21	7
East Newark Boro	0				0	0
Guttenberg Town	0				0	0
Harrison Town	41		14	27	6	7
Hoboken City	19			19	47	25
Jersey City	388	10	112	266	546	707
Kearny Town	9	1	8		15	8
North Bergen Twp.	31	5	26		11	2
Secaucus Town	19	15	4		6	2
Union City	0				2	55
Weehawken Twp.	0				6	0
West New York Town	4		4		2	0
Total	522	31	174	317	662	813
HUNTERDON COUNTY						
Alexandria Twp.	11	11			0	0
Bethlehem Twp.	15	15			0	3
Bloomsbury Boro	2	2			0	0
Califon Boro	0				0	0
Clinton Town	5	5			0	0
Clinton Twp.	93	45		48	7	3
Delaware Twp.	8	8			0	1
East Amwell Twp.	16	16			0	0
Flemington Boro	0				2	0
Franklin Twp.	8	8			0	0

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	Dwelling Units Authorized				Residential Demolitions	
HUNTERDON COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Frenchtown Boro	0				0	0
Glen Gardner Boro	2	2			1	0
Hampton Boro	10	10			0	0
High Bridge Boro	2	2			0	0
Holland Twp.	6	6			0	0
Kingwood Twp.	3	3			2	1
Lambertville City	1	1			0	0
Lebanon Boro	0				0	0
Lebanon Twp.	10	10			1	0
Milford Boro	1	1			0	0
Raritan Twp.	164	64		100	0	6
Readington Twp.	53	53			4	0
Stockton Boro	1	1			0	0
Tewksbury Twp.	13	13			1	2
Union Twp.	11	11			0	0
West Amwell Twp.	2	2			0	0
Total	437	289		148	18	16
MERCER COUNTY						
East Windsor Twp.	56	56			4	1
Ewing Twp.	18	18			2	4
Hamilton Twp.	139	139			6	8
Hightstown Boro	1	1			0	0
Hopewell Boro	0				0	0
Hopewell Twp.	14	14			0	1
Lawrence Twp.	53	53			4	3
Pennington Boro	1	1			1	0
Princeton Boro	4	4			2	0
Princeton Twp.	37	37			1	1
Trenton City	26	1		25	59	55
Washington Twp.	5	5			0	1
West Windsor Twp.	74	74			1	0
Total	428	403		25	80	74

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MIDDLESEX COUNTY	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Carteret Boro	3	3			3	4
Cranbury Twp.	17	17			1	0
Dunellen Boro	5	3	2		0	0
East Brunswick Twp.	58	58			4	1
Edison Twp.	167	140	4	23	2	2
Helmetta Boro	0				0	0
Highland Park Boro	17	17			1	2
Jamesburg Boro	7	5	2		1	5
Metuchen Boro	3	3			3	0
Middlesex Boro	14	10	4		0	0
Milltown Boro	2	2			1	2
Monroe Twp.	175	175			0	1
New Brunswick City	3	3			34	49
North Brunswick Twp.	124	80	4	40	1	1
*Old Bridge Twp.	444	444			3	9
Perth Amboy City	5	5			12	1
Piscataway Twp.	111	89	4	18	7	16
Plainsboro Twp.	772	124		648	1	2
Sayreville Boro	213	16	2	195	8	0
South Amboy City	1	1			6	1
South Brunswick Twp.	76	32	44		6	11
South Plainfield Boro	27	15	12		2	0
South River Boro	5	5			2	1
Spotswood Boro	46	46			1	5
Woodbridge Twp.	535	82		453	7	2
Total	2,830	1,375	78	1,377	106	115
MONMOUTH COUNTY						
**Aberdeen Twp.	76	14		62	0	2
Allenhurst Boro	1	1			0	0
Allentown Boro	0				0	0
Asbury Park City	1	1			14	21
Atlantic Highlands Boro	5	5			1	1
Avon-by-the-Sea Boro	0				0	0
Belmar Boro	1	1			1	1
Bradley Beach Boro	1	1			1	2
Brielle Boro	54	54			0	0
Colts Neck Twp.	30	30			1	0

* Madison Twp. name changed to Old Bridge Twp., November 4, 1975.

** Matawan Twp. name changed to Aberdeen Twp., January 1, 1978.

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MONMOUTH COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Deal Boro	0				0	0
Eatontown Boro	3	3			0	0
Englishtown Boro	0				0	1
Fair Haven Boro	4	4			1	2
Farmingdale Boro	0				0	0
Freehold Boro	2	2			0	0
Freehold Twp.	29	29			0	7
Hazlet Twp.	165	20	4	141	3	5
Highlands Boro	9	3	6		38	0
Holmdel Twp.	39	39			0	2
Howell Twp.	377	377			14	6
Interlaken Boro	0				0	0
Keansburg Boro	0				7	3
Keyport Boro	3	1	2		6	4
Little Silver Boro	8	8			0	1
Loch Arbour Vil.	0				0	0
Long Branch City	40	40			53	58
Manalapan Twp.	169	169			7	8
Manasquan Boro	4	4			0	1
Marlboro Twp.	282	282			0	0
Matawan Boro	9	9			0	3
Middletown Twp.	424	228	12	184	15	8
Millstone Twp.	18	18			0	2
Monmouth Beach Boro	8	8			2	3
Neptune Twp.	184	14		170	0	0
Neptune City Boro	0				0	0
Ocean Twp.	26	26			6	0
Oceanport Boro	12	12			3	2
Red Bank Boro	1	1			2	0
Roosevelt Boro	0				0	0
Rumson Boro	7	7			0	1
Sea Bright Boro	12	12			8	2
Sea Girt Boro	3	3			0	0
Shrewsbury Boro	1	1			0	0
Shrewsbury Twp.	0				0	0
South Belmar Boro	0				3	0
Spring Lake Boro	7	7			0	1
Spring Lake Heights Boro	25	25			1	0
*Tinton Falls Boro	35	3		32	2	0
Union Beach Boro	10	10			2	3

*New Shrewsbury Boro name changed to Tinton Falls Boro, November 4, 1975.

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MONMOUTH COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Upper Freehold Twp.	18	18			0	1
Wall Twp.	43	43			12	4
West Long Branch Boro	6	6			0	2
Total	2,152	1,539	24	589	203	157
MORRIS COUNTY						
Boonton Town	2	2			1	0
Boonton Twp.	13	13			0	0
Butler Boro	0				1	0
Chatham Boro	5	5			0	0
Chatham Twp.	9	9			1	0
Chester Boro	0				0	0
Chester Twp.	17	17			3	0
Denville Twp.	12	12			5	2
Dover Town	11	5	6		0	2
East Hanover Twp.	21	21			0	0
Florham Park Boro	99	99			0	0
Hanover Twp.	34	34			2	3
Harding Twp.	39	39			0	0
Jefferson Twp.	20	20			2	4
Kinnelon Boro	22	22			0	0
Lincoln Park Boro	3	1	2		1	0
Madison Boro	32	24	2	6	4	3
Mendham Boro	32	32			0	0
Mendham Twp.	8	8			1	1
Mine Hill Twp.	0				1	0
Montville Twp.	41	41			0	3
Morris Twp.	171	171			19	0
Morris Plains Boro	8	8			0	0
Morristown Town	4	4			4	8
Mountain Lakes Boro	1	1			0	0
Mt. Arlington Boro	1	1			2	1
Mt. Olive Twp.	14	14			6	2
Netcong Boro	2	2			0	0
Parsippany-Troy Hills Twp.	78	78			6	3
Passaic Twp.	23	23			0	2
Pequannock Twp.	55	17		38	0	1
Randolph Twp.	70	70			5	12
Riverdale Boro	3	3			1	3
Rockaway Boro	6	6			0	2
Rockaway Twp.	30	30			1	0

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MORRIS COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Roxbury Twp.	66	66			1	6
Victory Gardens Boro	0				0	0
Washington Twp.	74	74			0	2
Wharton Boro	0				1	1
Total	1,026	972	10	44	68	61
OCEAN COUNTY						
*Barnegat Twp.	47	35	12		0	3
Barnegat Light Boro	18	18			0	0
Bay Head Boro	7	7			0	0
Beach Haven Boro	28	24	4		1	0
Beachwood Boro	31	31			2	0
Berkeley Twp.	441	417		24	15	4
Brick Twp.	420	287	8	125	14	2
Dover Twp.	292	292			16	14
Eagleswood Twp.	3	3			0	1
Harvey Cedars Boro	29	29			0	0
Island Heights Boro	9	9			0	0
Jackson Twp.	54	34	20		12	6
Lacey Twp.	140	140			1	1
Lakehurst Boro	0				0	0
Lakewood Twp.	59	50		9	31	20
Lavallette Boro	19	6	5	8	2	3
Little Egg Harbor Twp.	123	99	24		0	3
Long Beach Twp.	136	124		12	2	5
Manchester Twp.	380	198	182		1	3
Mantoloking Boro	5	5			0	1
Ocean Twp.	12	12			0	0
Ocean Gate Boro	7	7			0	0
Pine Beach Boro	2	2			0	0
Plumsted Twp.	12	12			1	1
Point Pleasant Boro	44	40	4		0	2
Point Pleasant Beach Boro	35	23		12	3	2
Seaside Heights Boro	27	3	8	16	9	6
Seaside Park Boro	5	5			5	3
Ship Bottom Boro	21	21			2	0
South Toms River Boro	0				1	0

* Union Twp. name changed to Barnegat Twp., January 1, 1977.

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OCEAN COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Stafford Twp.	152	113	39		2	13
Surf City Boro	18	18			0	0
Tuckerton Boro	13	13			0	0
Total	2,589	2,077	306	206	120	93
PASSAIC COUNTY						
Bloomingdale Boro	4	4			0	0
Clifton City	220	15	2	203	7	5
Haledon Boro	6	4	2		0	0
Hawthorne Boro	40	6	4	30	3	2
Little Falls Twp.	4	4			7	2
North Haledon Boro	2	2			1	0
Passaic City	3	1	2		43	55
Paterson City	7	1		6	408	305
Pompton Lakes Boro	12	4		8	0	0
Prospect Park Boro	0				0	0
Ringwood Boro	13	13			2	1
Totowa Boro	5	5			1	1
Wanaque Boro	20	8		12	8	3
Wayne Twp.	80	80			26	23
West Milford Twp.	30	30			9	2
West Paterson Boro	13	5	8		1	5
Total	459	182	18	259	516	404
SALEM COUNTY						
Alloway Twp.	3	3			0	0
*Carneys Point Twp.	20	8		12	0	1
Elmer Boro	0				0	2
Elsinboro Twp.	0				3	0
Lower Alloways Creek Twp.	7	7			0	1
Mannington Twp.	0				0	2
Oldmans Twp.	4	4			0	0
Penns Grove Boro	2		2		20	22
Pennsville Twp.	4	4			0	0
Pilesgrove Twp.	9	9			2	2

* Upper Penns Neck Twp. name changed to Carneys Point Twp., November 10, 1975.

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SALEM COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Pittsgrove Twp.	19	19			1	1
Quinton Twp.	3	3			0	0
Salem City	0	0			0	0
Upper Pittsgrove Twp.	8	8			0	0
Woodstown Boro	9	1	8		0	0
Total	88	66	10	12	26	31
SOMERSET COUNTY						
Bedminster Twp.	1	1			1	0
Bernards Twp.	23	19	4		0	0
Bernardsville Boro	41	35		6	0	3
Bound Brook Boro	2	2			0	0
Branchburg Twp.	20	20			2	7
Bridgewater Twp.	54	54			13	9
Far Hills Boro	2	2			0	0
Franklin Twp.	218	98		120	11	0
Green Brook Twp.	11	11			0	0
Hillsborough Twp.	311	311			3	2
Manville Boro	12	8	4		2	1
Millstone Boro	0				0	0
Montgomery Twp.	24	24			1	0
North Plainfield Boro	4	2	2		0	1
Peapack-Gladstone Boro	12	12			0	0
Raritan Boro	15	11	4		0	0
Rocky Hill Boro	2	2			1	0
Somerville Boro	1	1			10	0
South Bound Brook Boro	5	5			0	0
Warren Twp.	20	20			3	2
Watchung Boro	19	19			0	0
Total	797	657	14	126	47	25
SUSSEX COUNTY						
Andover Boro	0				0	0
Andover Twp.	12	12			0	0
Branchville Boro	0				0	0
Byram Twp.	9	9			0	0
Frankford Twp.	22	22			2	3

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	Dwelling Units Authorized				Residential Demolitions	
SUSSEX COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Franklin Boro	0				0	2
Fredon Twp.	7	7			1	0
Green Twp.	6	6			0	0
Hamburg Boro	2	2			0	0
Hampton Twp.	17	17			0	0
Hardyston Twp.	13	13			1	0
Hopatcong Boro	5	5			18	11
Lafayette Twp.	15	15			4	0
Montague Twp.	11	11			4	0
Newton Town	2	2			2	8
Ogdensburg Boro	0				0	0
Sandyston Twp.	1	1			0	0
Sparta Twp.	30	30			11	2
Stanhope Boro	1	1			0	0
Stillwater Twp.	18	18			1	0
Sussex Boro	0				0	0
Vernon Twp.	64	64			0	7
Walpack Twp.	0				0	0
Wantage Twp.	34	34			0	0
Total	269	269			44	33
UNION COUNTY						
Berkeley Heights Twp.	11	11			0	0
Clark Twp.	11	11			2	0
Cranford Twp.	2	2			5	1
Elizabeth City	17	1	4	12	88	56
Fanwood Boro	1	1			0	0
Garwood Boro	0				0	0
Hillside Twp.	1	1			0	1
Kenilworth Boro	2	2			8	1
Linden City	12	4	8		9	8
Mountainside Boro	4	4			2	0
New Providence Boro	2	2			2	0
Plainfield City	159	4		155	60	5
Rahway City	19	9	10		8	3
Roselle Boro	6	4	2		5	2
Roselle Park Boro	1	1			0	0

NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1981

UNION COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1980	1981
Scotch Plains Twp.	86	64	2	20	5	1
Springfield Twp.	49	21		28	4	2
Summit City	37	7	2	28	10	5
Union Twp.	51	39	12		3	6
Westfield Town	39	9	21	9	1	0
Winfield Twp.	0				0	0
Total	510	197	61	252	212	91
WARREN COUNTY						
Allamuchy Twp.	17	17			0	2
Alpha Boro	4	4			0	0
Belvidere Town	0				0	0
Blairstown Twp.	19	19			0	0
Franklin Twp.	8	4	4		1	0
Frelinghuysen Twp.	10	10			0	0
Greenwich Twp.	3	3			0	0
Hackettstown Town	0				0	1
Hardwick Twp.	6	6			1	0
Harmony Twp.	6	6			4	1
Hope Twp.	5	5			0	0
Independence Twp.	51	11		40	0	1
Knowlton Twp.	6	6			0	0
Liberty Twp.	10	10			2	1
Lopatcong Twp.	0				0	0
Mansfield Twp.	9	9			1	1
Oxford Twp.	0				0	0
Pahaquarry Twp.	0				0	0
Phillipsburg Town	5	5			1	10
Pohatcong Twp.	7	7			0	0
Washington Boro	33	1		32	0	0
Washington Twp.	6	6			0	1
White Twp.	50	18		32	2	1
Total	255	147	4	104	12	19

TECHNICAL NOTES

Source of the Data:

The statistics presented in this report are based on data derived from monthly reports submitted by local building inspectors in all New Jersey municipalities that issue building permits for residential construction. The Division of Planning and Research cooperates with the U.S. Bureau of the Census in this program, the state agency surveying 20% and the Federal 80% of the state's municipalities.

Definitions of Terms:

1) Dwelling Unit (or housing unit): A house or apartment unit intended for occupancy as separate living quarters and having either: a) a kitchen or cooking facilities,
   or
   b) direct access from the outside or through a common hall.

   Group living quarters, such as dormitories, nursing homes, and barracks are excluded.

2) Single-family house: A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3) Two-family house: A house with two housing units. If built side-by-side they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4) Three and four family buildings: Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance.

5) Apartment buildings: Each building contains five or more housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6) Publicly-owned housing units: Includes all housing units owned by Federal, state and local government, public housing authorities, and on military reservations, except barracks.

7) Additions and alterations: Includes all additions and alterations to the types of building listed above, including most conversions.

8) Demolitions: Includes all permits issued for demolition or razing of housekeeping units in residential buildings, whether privately or publicly owned.

Limitations of the Data:

1) Building permit data reflect planned construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2) Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the actual dollar amount of construction involved.

3) Since only the number of permits and the estimated costs of construction are collected in the case of additions and alterations, no information is available concerning the change in number of dwelling units that might result from conversions of residential properties. Housing units created from converting nonresidential structures are tabulated and included in this report.

4) The following three municipalities do not issue building permits:

Audubon Park - Camden County

Walpack Twp. - Sussex County

Pahaquarry Twp. - Warren County